



Weatherford Economic Development Board

NOTICE OF MEETING

REGULAR SESSION AGENDA
Weatherford Economic Development Board
09:00 a.m. - Thursday, June 19, 2014
City Hall Council Chambers
303 Palo Pinto

Mr. Waymon Hamilton, City Council - Board President
Mr. Randall Young, Parker County Hospital District CEO - Board Vice President
Ms. Tammy Gazzola, President, Weatherford Chamber of Commerce - Board Secretary
Mr. Craig Swancy - City Council Member
Mr. Ken Davis - Weatherford Municipal Utility Board
Dr. Kevin Eaton, President Weatherford College
Dr. Jeffery Hanks, Superintendent WISD
Mr. Jerry Blaisdell, City Manager - Ex-Officio Member
Dennis Clayton, Executive Director - Weatherford Economic Development Authority

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Weatherford City Hall, distributed to the appropriate news media, and posted on the City website at <http://www.weatherfordtx.gov> within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Weatherford website at www.weatherfordtx.gov/agendas. All meetings of the Weatherford City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor/Chair requests that all electronic devices be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Weatherford City Hall is wheelchair accessible and special parking is available on the south side of the building. If special accommodations are required please contact the City Secretary at 817-598-4202 a minimum of 24 hours in advance.

UNLESS A WORK SESSION AGENDA, OR OTHERWISE INDICATED, ACTION MAY BE TAKEN ON ANY OF THE FOLLOWING AGENDA ITEMS.

1. Call Regular Meeting to Order: the city Weatherford Economic Development Board (City EDB) and the Weatherford Economic Development Authority, Inc. (WEDA, Inc.) Board of Directors.
2. Approval of the minutes from Regular Meeting held Thursday, May 15, 2014.

EDB-WEDA_Minutes 05.15.2014

3. Review April/May 31, 2014 WEDD-104 INCODE YTD Budget Report.

WEDD 104-INCODE Report April-May.31.14

4. Economic Development Activities Report - May 2014.

- a. Review city "Guidelines and Criteria" for Tax Abatements, rev 05.2014.

WEDD Activities Rpt_May.2014

Guidelines and Criteria Governing Tax Abatmt Agrmts 05.2014l

5. Executive Director's Report - May 2014.

WEDD Exe Directors Rpt May.2014

6. Citizen Comments on Non-Agenda Items. Residents may address the Board regarding an item that is not listed on the agenda. Residents MUST complete a registration card and provide their name and address. The Board requests that comments be limited to three (3) minutes. The Texas Open Meetings Act provides the following: If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: A statement of specific factual information given in response to the inquiry; or A recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
7. Executive Session - Pursuant to Chapter 551, Texas Government Code, VTCS, (Open Meetings Law): A. In accordance with the authority contained in Section 551.087- Deliberations regarding economic development negotiations: a) Imperial Construction, Inc.
8. Review and Consider Action on items from Executive Session.
9. Set date, time, and place of next meeting -Thursday, July 17, 2014 - (Third Thursday), 9:00 AM, City Council Chambers.
10. Adjourn.

REGULAR MEETING

WEATHERFORD ECONOMIC DEVELOPMENT BOARD and WEATHERFORD ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS

Weatherford

EDB



Weatherford
Economic
Development
Board

Economic Development Dept.
City of Weatherford, TX

Thursday, June 19, 2014; 9:00 AM;

303 Palo Pinto St., City Hall, CITY COUNCIL CHAMBERS, Weatherford, TX

AGENDA

- 1. Call Regular Meeting to Order: the city Weatherford Economic Development Board (City EDB) and the Weatherford Economic Development Authority, Inc. (WEDA, Inc.) Board of Directors.**
- 2. Approval of the minutes from Regular Meeting held Thursday, May 15, 2014.**
- 3. Review April/May 31, 2014 WEDD-104 INCODE YTD Budget Report.**
- 4. Economic Development Activities Report – May 2014.**
 - a. Review city “Guidelines and Criteria” for Tax Abatements, rev 05.2014.**
- 5. Executive Director’s Report – May 2014.**
- 6. Citizen Comments on Non-Agenda Items.** Residents may address the Board regarding an item that is not listed on the agenda. Residents MUST complete a registration card and provide their name and address. The Board requests that comments be limited to three (3) minutes. The Texas Open Meetings Act provides the following: If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: A statement of specific factual information given in response to the inquiry; or A recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

**REGULAR MEETING
WEATHERFORD ECONOMIC DEVELOPMENT BOARD and
WEATHERFORD ECONOMIC DEVELOPMENT AUTHORITY, INC.
BOARD OF DIRECTORS**

Weatherford

EDB



**Weatherford
Economic
Development
Board**

Economic Development Dept.
City of Weatherford, TX

- 7. Executive Session** - Pursuant to Chapter 551, Texas Government Code, VTCS, (Open Meetings Law): A. In accordance with the authority contained in Section 551.087- Deliberations regarding economic development negotiations: a) Imperial Construction, Inc.
- 8. Review and Consider Action on items from Executive Session.**
- 9. Set date, time, and place of next meeting** -Thursday, **July 17, 2014** – (Third Thursday), 9:00 AM, City Council Chambers.
- 10. Adjourn.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board at the City Hall of the City of Weatherford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following **June**____, **2014**, at _____ **A.M./P.M.**, and remained so posted at least 2 hours after said meeting was convened.

Malinda Nowell, City Secretary

202 W. Oak St. - PO BOX 255 - Weatherford, TX 76086
(817) 594-9429; Fax (817) 594-4786; E-mail: dclayton@weatherfordtx.gov

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

1

1. **Call Regular Meeting to Order:** the city Weatherford Economic Development Board (City EDB) and the Weatherford Economic Development Authority, Inc. (WEDA, Inc.) Board of Directors.

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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**MINUTES OF THE WEATHERFORD ECONOMIC DEVELOPMENT BOARD (City EDB) and
WEATHERFORD ECONOMIC DEVELOPMENT AUTHORITY, INC. (WEDA, Inc.) BOARD OF DIRECTORS,
REGULAR MEETING; held Thursday, MAY 15, 2014; 9:00 AM;
303 Palo Pinto St., City Council Chambers, Weatherford, TX 76086**

Members Present: President Waymon Hamilton, Vice President Randall Young, Secretary Tammy Gazzola, Mr. Craig Swancy, Mr. Ken Davis, Dr. Jeffrey Hanks; Ex-officio City Manager Jerry Blaisdell, City Attorney Ed Zellers and Asst. City Manager Sharon Hayes.

Members Absent: Dr. Kevin Eaton.

WEDD Staff Present: Director Dennis Clayton.

1. Call Regular Meeting to Order: the city Weatherford Economic Development Board (City EDB) and the Weatherford Economic Development Authority, Inc. (WEDA, Inc.) Board of Directors.

President Waymon Hamilton called the Regular meeting to order of the city Weatherford Economic Development Board (City EDB) and the Weatherford Economic Development Authority, Inc. (WEDA, Inc.) Board of Directors at 9:04 A.M.

2. Approval of the minutes from Regular Meeting held Thursday, March 20, 2014.

President Waymon Hamilton called for a motion to approve the minutes from the Regular Meeting held Thursday, March 20, 2014.

Motion to approve the minutes from Regular Meeting held Thursday, March 20, 2014 was made by Craig Swancy; Seconded by Ken Davis.

Motion Carried 6-0.

3. Review April 30, 2014 WEDD-104 INCODE Budget Report.

Mr. Clayton presented the April 30, 2014 WEDD-104 INCODE budget report for the city department. He noted there are no unexpected expenses and total expenses to date are 53 percent of the budget, below the 58 percent of the FY budget. Some discussion followed.

No Action Required or Taken.

4. Review and Consider Action on submitted FY 2014-2015 Economic Development Department Budget (City EDB).

Mr. Clayton presented the FY15 budget and Department Description, current Goals, FY14 program accomplishments, and Performance Metrics in the City form as submitted to the CMO in April. He noted that

the total budget is the target budget provided by the CMO, the same as the current FY budget, and with no cuts or additions. Some discussion followed.

No Action Required or Taken.

5. (WEDA, Inc.) Review and Consider Action on the annual WEDA 2012 (10/12 to 9/13) IRS Form 990 filing.

Mr. Clayton presented the WEDA 2012 (9/13) IRS Form 990, 13 pages, as completed by the staff and noted that this annual report is a public document to report the FYE corporation finances and to summarize the program service accomplishments for the reporting year. As required by the form, Mr. Clayton reviewed key components of the report with the Board, including; page 1 – financial summary (current period & year over year), page 2 - the Statement of program service accomplishments, page 7 – Listing of Board of Directors, key employees and key employee compensation, page 9 – Statement of Revenue, page 10 – Statement of Expenses, page 11 – Balance Sheet (current period & year over year) and page 13, Sched. D - Supplemental information for Board member contact information, Key employee review process, and process of public access and Board knowledge/review of the report. The report is due 05/15/14 and will be mailed this afternoon. Some discussion followed.

Motion to approve the (WEDA, Inc.) annual WEDA 2012 (10/12 to 9/13) IRS Form 990 filing was made by Ken Davis; Seconded by Craig Swancy.

Motion Carried 6-0.

- a. **Report on schedule of WEDA, Inc. audit.** Mr. Clayton reported that the FY 2013 audit data collection, data review and staff interviews will be conducted the week of June 2 in the WEDD office.

No Action Required or Taken.

6. Economic Development Program Activities Report – March & April 2014.

- a. Review Regional Trade Area Delineation Report.

Mr. Clayton presented the reports indicating 7 prospects in March and 6 prospects in April, resulting in 54 prospects YTD; and 3 site visits in March and 5 in April. He highlighted the April Major Activities; including the annual meeting and real estate sale/LOI activity with the WPCEDC industrial park Board, ad placements in the TX Governor's office Site Selection and TX Real estate – 5/18 ICSC RECON magazines, and some community presentations. Some discussion followed.

Mr. Clayton presented the completed retail TAD – “Trade Area Delineation” Study for the Weatherford secondary and regional retail markets.

No Action Required or Taken.

7. Executive Director's Report – March & April 2014.

- a.** Review North Side NEZ economic development agreement.
- b.** May 29th Weatherford DFW Commercial Roundtable Lunch.

Mr. Clayton presented the Reports and highlighted the on-going and new Development Activities in March and April. He reviewed the 5/13 city council approved eco dev agreement for a new North Side NEZ project on N. Main, and presented the invitation and program for the 05/29 "Weatherford DFW Commercial Roundtable Lunch". Some discussion followed.

No Action Required or Taken.

8. Citizen Comments on Non-Agenda Items: None.

9. Set date, time, and place of next meeting - Thursday, June 19, 2014 – (Third Thursday), 9:00 AM, City Council Chambers.

No Action Required or Taken.

10. Adjourn

Motion to adjourn was made by Craig Swancy; Seconded by Ken Davis.

Motion Carried 6-0.

Meeting adjourned 9:40 A.M.

President Waymon Hamilton

Dennis Clayton, Assistant Secretary

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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PAGE: 1

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
PERSONNEL SERVICES						
2-104-101 SALARIES OF REGULAR EMPLOYEES	101,823.00	11,808.00	62,432.80	61.32	0.00	39,390.20
2-104-107 GROUP HEALTH/LIFE BENEFITS	6,226.00	535.68	4,285.44	68.83	0.00	1,940.56
2-104-108 FICA	7,817.00	635.91	4,738.35	60.62	0.00	3,078.65
2-104-109 RETIREMENT	15,342.00	1,974.81	10,922.08	71.19	0.00	4,419.92
2-104-110 WORKERS COMPENSATION	222.00	0.00	249.82	112.53	0.00	(27.82)
2-104-111 TEC	270.00	9.00	9.00	3.33	0.00	261.00
2-104-112 LONGEVITY	404.00	0.00	408.00	100.99	0.00	(4.00)
** CATEGORY TOTAL **	132,104.00	14,963.40	83,045.49	62.86	0.00	49,058.51
OPERATING SUPPLIES						
2-104-202 GENERAL OFFICE SUPPLIES	2,000.00	25.58	382.08	19.10	0.00	1,617.92
2-104-203 FURNITURE & FIXTURES	500.00	0.00	0.00	0.00	0.00	500.00
2-104-204 COMPUTERS & OFFICE EQUIPMENT	4,000.00	0.00	0.00	0.00	0.00	4,000.00
2-104-229 MISCELLANEOUS SUPPLIES	150.00	0.00	0.00	0.00	0.00	150.00
** CATEGORY TOTAL **	6,650.00	25.58	382.08	5.75	0.00	6,267.92
CONTRACTUAL SERVICES						
2-104-305 SEMINARS & TRAINING	6,000.00	0.00	750.00	12.50	0.00	5,250.00
2-104-306 OTHER PROFESSIONAL SERVICES	14,600.00	5,630.40	8,291.45	56.79	0.00	6,308.55
2-104-308 TELEPHONE/COMMUNICATION SVCS	1,800.00	72.94	320.97	17.83	0.00	1,479.03
2-104-309 POSTAGE	650.00	11.40	200.04	30.78	0.00	449.96
2-104-310 AUTO ALLOWANCE	5,400.00	900.00	3,550.00	65.74	0.00	1,850.00
2-104-311 TRAVEL EXPENSE	3,500.00	313.82	939.70	26.85	0.00	2,560.30
2-104-313 OTHER ADVERTISING	3,750.00	250.00	2,450.00	65.33	0.00	1,300.00
2-104-314 PRINTING & BINDING	4,500.00	0.00	974.50	21.66	0.00	3,525.50
2-104-319 UTILITY SERVICES	2,600.00	157.85	1,054.45	40.56	0.00	1,545.55
2-104-326 OFFICE & COPY EQUIP RENT	0.00	0.00	141.30	0.00	0.00	(141.30)
2-104-330 DUES/MEMBERSHIPS	3,000.00	380.00	2,678.54	89.28	0.00	321.46
2-104-399 OTHER/CONTINGENCY	700.00	0.00	0.00	0.00	0.00	700.00
** CATEGORY TOTAL **	46,500.00	7,716.41	21,350.95	45.92	0.00	25,149.05
CAPITAL OUTLAY						
** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
*** DEPARTMENT TOTAL ***	185,254.00	22,705.39	104,778.52	56.56	0.00	80,475.48

CITY OF WEATHERFORD
DEPARTMENTAL BUDGET REPORT
AS OF: MAY 31ST, 2014

01 -GENERAL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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PERSONNEL SERVICES						
2-104-101 SALARIES OF REGULAR EMPLOYEES	101,823.00	7,872.00	70,304.80	69.05	0.00	31,518.20
2-104-107 GROUP HEALTH/LIFE BENEFITS	6,226.00	535.68	4,821.12	77.44	0.00	1,404.88
2-104-108 FICA	7,817.00	937.01	5,675.36	72.60	0.00	2,141.64
2-104-109 RETIREMENT	15,342.00	1,223.30	12,145.38	79.16	0.00	3,196.62
2-104-110 WORKERS COMPENSATION	222.00	0.00	249.82	112.53	0.00	(27.82)
2-104-111 TEC	270.00	207.00	216.00	80.00	0.00	54.00
2-104-112 LONGEVITY	404.00	0.00	408.00	100.99	0.00	(4.00)
** CATEGORY TOTAL **	132,104.00	10,774.99	93,820.48	71.02	0.00	38,283.52
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OPERATING SUPPLIES						
2-104-202 GENERAL OFFICE SUPPLIES	2,000.00	0.00	382.08	19.10	0.00	1,617.92
2-104-203 FURNITURE & FIXTURES	500.00	0.00	0.00	0.00	0.00	500.00
2-104-204 COMPUTERS & OFFICE EQUIPMENT	4,000.00	0.00	0.00	0.00	0.00	4,000.00
2-104-229 MISCELLANEOUS SUPPLIES	150.00	0.00	0.00	0.00	0.00	150.00
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2-104-314 PRINTING & BINDING	4,500.00	128.52	1,103.02	24.51	0.00	3,396.98
2-104-319 UTILITY SERVICES	2,600.00	165.47	1,219.92	46.92	0.00	1,380.08
2-104-326 OFFICE & COPY EQUIP RENT	0.00	0.00	141.30	0.00	0.00	(141.30)
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2-104-399 OTHER/CONTINGENCY	700.00	0.00	0.00	0.00	0.00	700.00
** CATEGORY TOTAL **	46,500.00	293.99	21,644.94	46.55	0.00	24,855.06
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CAPITAL OUTLAY						
** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
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*** DEPARTMENT TOTAL ***	185,254.00	11,068.98	115,847.50	62.53	0.00	69,406.50
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Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

4



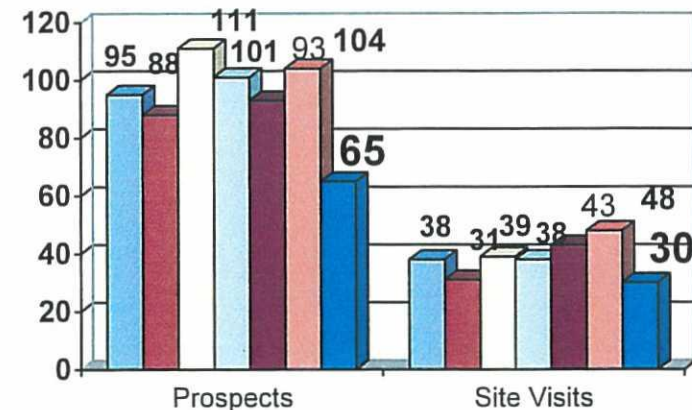
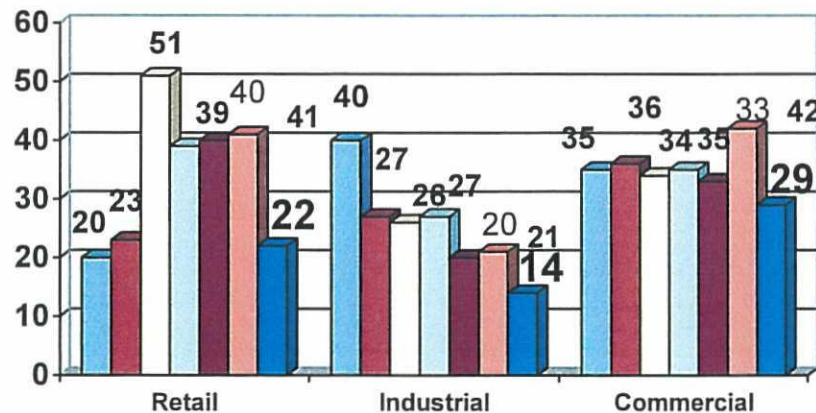
MONTHLY EDD ACTIVITIES REPORT - May 2014

Weatherford Economic Development

Dennis W. Clayton, CEcD, AIA - Director

11 Prospects: 480 jobs; est. \$44.1 MM CI; 3 Local, 7 DFW; 1 In State; YTD: 65.

- **2 Retail:** 100K SF box site search/due-diligence on IH20 ramp needs/Trade Area Delineation data; 3K SF franchise "Tx Cuisine" restaurant pad-site.
- **6 Commercial/Services:** 100K SF/15 ac [youth] indoor sports center; 500 SF massage clinic RE search; 2 ac/5K SF medical office building; 10-20 ac I20 development (DFW/in-state) site search; 5K SF/3 ac convenience/fueling center property draft-LOI; 2K SF skin & body care salon/studio property search.
- **3 Wfrd DFW Commercial RT Lunch, 05/29: 2 Retail** – 80K SF box alt-site search; 100K SF/200 ac center dev at IH20 "corner" (RE land listing); **1 Industrial** – 10 to 15K SF spec office/warehouse in business park/industrial park.

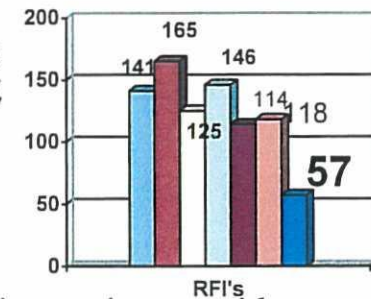


5 Site Visits: 135 new jobs; est. CI \$28MM; 1 Local, 3 DFW; 1 In-State; YTD: 30.

- **1 Retail:** 1.5K SF 2ndG mom-pop Café' (Dwntwn NEZ) – SBDC consult (WEDD);
- **4 Commercial:** 100K SF/15 ac [youth] indoor sports center; 5K SF/3 ac convenience/fueling center property draft-LOI; 74K SF M-B-G, arcade – constr. start; 10-20 ac I20 development (DFW/in-state) site/community tour.

2 New Business developments: 8 jobs; est. CI \$360K; 1 Local, 1 DFW Area;
> 2 retail: 4K SF North Side NEZ Home Décor, 2.5K SF Downtwn NEZ Winery Tasting Room.

12 Requests for Information (RFI's): 9 Local, 3 DFW Area; YTD: 57.



Major Activities:

1. **CC 05/13 "Tax Abatement Policy" renewal** (2-years) and revisions for electric service provider.
2. **The Weatherford DFW Commercial Roundtable Lunch**, 05/29; a) 28 rsvp's – 18 attendees at Doss HCC, b) co-hosted by Wier Associates – Arlington, Engineers, c) 3 new prospects.
3. **BBVA Compass, "Dallas Economic Forum 2014 – An evening with Pres. George W. Bush"**, Ritz-Carlton Dallas, 5/22 (Wrfrd BBVA Compass hosted).
4. **WEDA, Inc. 2012 [10/2013] IRS F-990 completed;** a) reviewed by WEDB, b) filed (13 pp); c) public financial and program report.
5. **WPCEDC Industrial Park Board mgmt.:** a) 2013 IRS F-990 coordination; 1) eFile authorization signature to Board Pres (Mayor), 2) return to CPA, 3) services billing & payment.
6. **EIA – Economic Impact estimate:** Weatherford College, WorkForce & Cont. Ed Dept. – TWC Skills (training) Development Grant/TEDC Award nomination - MW/Parker County PECO/Facet Co. – 50 new employees.
7. **Grant resources:** a) Eco impact est - PII Town Creek H&B trail, new development @ Texas Dr. & Washington Dr. – 317K SF, 440 jobs, \$41MM CI, b) Project metrics for new IH20 project - 34K SF, \$6.1MM CI, 52 jobs.
8. **Eco Dev Program "Talking Points" to CC Swancy;** a) FW CREW^(01/2014) lunch program – Key EI, Groeth & new development; b) CSO – 2013/2014 major completed projects update.
9. **RFI - Stephenville EDC:** 1)EDD funding?, 2) membership/contributions funding?
10. **FW Business Press:** June 2014 "List of Tarrant Co. Area Eco Dev Agencies", a) eSurvey agency listing, b) 5 X 14 "Weatherford" Ad.
11. **Weatherford Telegram:** "Weatherford Rehab Hospital breaks ground", 05/29; 26K SF, \$5MM CI, 100+ jobs – ground breaking & impact statement/quote for article.
12. **The Community News,** 2014 "Your Parker County" Business Guide; a) 4 X 5 "Weatherford" Ad b) update on Wrfrd economy, growth and development.

Other Major Activities: 1) **Wfrd Chamber of Commerce Board meeting** (ex-officio) – WEDD report and Key EI; 2) **Wfrd Chamber of Commerce - Young Business Leaders** Lunch, guest speaker Phil King; 3) **United Way Board** mtg. (member); 4) **WISD Education Foundation Board** mtg. (member).

May 8, 2014

TWC Skills Development Grant
Weatherford College – Workforce & Continuing Education

PECO/Facet Company, Mineral Wells/Parker County

Estimate of Community Impact:

1. \$650,000 TWC SDF Training Grant:
 - a. Equipment to WC = \$190,000
2. 240 existing employees trained:
 - a. Average wage: \$19.89/hr X 240;
 - i. = \$9,930,000 estimated existing payroll.
 - ii. = \$41,370/year earnings
3. After training: 2 to 3% wage increase = \$297,900 new expendable income.
4. 51 new employees trained:
 - i. Average wage: \$16.00/hr X 51 = \$1,697,000 estimated NEW payroll.
 - ii. = \$33,280/year earnings.
5. New DIRECT impact: \$1,994,900.
 - a. 54 new jobs
 - b. enhanced skills to 240 employees.
6. Estimated secondary impact: 2 to 3 X \$1,994,000 = \$3,988,000 to \$5,982,000 impact
 - a. Therefore: New Wage direct ROI on grant proceeds = 3-times
 - i. Secondary impact ROI on grant proceeds = 6 to 9-times.
 - b. New spending impact: Own a car/new car, Rent a home (apartment)/Buy a home, Food & clothing purchases, luxury item purchases, School supplies, Pay taxes, entertainment....,
 - c. *Note: "Basic "new business" economic impact estimates use 3 to 5-times direct for total "impact";*
 - i. *i.e. new land value, new building construction, new mfg equipment, new jobs and new payroll, new local business spending, et al.*
 - ii. *Assumption is that individual "spending" has a lower impact of 2-times to 3-times direct salaries.*

Respectfully Submitted,

Dennis W. Clayton, CEcD, AIA
Executive Director

Weatherford

EDA



**Weatherford
Economic
Development
Authority,
Inc.**

202 W. Oak St.
P.O. Box 255
Weatherford,
Texas 76086

May 15, 2014

Phase II – Town Creek Hike & Bike Trail
Washington Dr. – Santa Fe Dr. – Holland Lake Dr.
Weatherford, TX



**Weatherford
Economic
Development
Board**

Economic Development Dept.
City of Weatherford, TX

Estimate of Economic Impact:

1. Weatherford Ride Shopping Center – 735 & 745 Adams Drive & IH20.

a. 2007-2009 initial development (estimates): \$42MM CI, 30 new businesses, 700 jobs, 40 acres, +300K SF, est. AV tax = \$1.013M/yr., est. Sales tax = \$1.9MM/yr

b. 2012 to 2020 Phase III – Final build-out:

i. 2012 initial development: TJ Maxx, Aeropostale, Maurice's, Justice, et al	2012 (actual) (not included)	To be Completed
New sq. ft.	45,000 SF	
Capital investment (CI)	\$8,800,000 CI	
New businesses	6	
New jobs	164	
New ST	\$164,000/yr	
New AV tax	\$40,000/yr	
ii. To be completed		(projected)
New sq. ft.		40,000 SF
Capital investment (CI)		\$7,840,000 CI
New businesses		5
New jobs		140
New ST		\$140,000/yr
New AV tax		\$36,000/yr

'1.c. Summary (to be completed) - 40,000 SF ,140 jobs, \$8,000,000 CI.

2. Weatherford STRAND 8 Movie-Bowl-Grille (Arcade):

a. 825 E. IH 20/Texas Dr. & Washington Dr.

i. Entertainment Center - to be constructed 2014-2015:

New sq. ft.	74,000 SF
Capital investment (CI)	\$10-\$12,000,000 CI
New businesses	1
New jobs	50-75
New ST	\$105,000/yr
New AV tax	\$55,000/yr

ii. 3000 SF Interstate pad-site:

New sq. ft.	3,000 SF
Capital investment (CI)	\$1,000,000 CI

New businesses		1
New jobs		50
New ST		\$36,000/yr
New AV tax		\$4,500/yr

'2.b. Summary - 77,000 SF, 100 to 125 jobs, \$11,000,000 CI.

3. 35 acre retail center/box site (all estimates/projected):

a. 1700-1900 Interstate 20 and 1850 Santa Fe Dr.

i. Center Anchor (estimated):		
New sq. ft.		120,000 SF
Capital investment (CI)		\$24,000,000 CI
New businesses		1
New jobs		200
New ST	<i>(not on groceries)</i>	\$350,000/yr
New AV tax		\$110,000/yr
ii. "Big-Box" co-tenant (estimated):		
New sq. ft.		60,000 SF
Capital investment (CI)		\$12,000,000 CI
New businesses		1
New jobs		100
New ST		\$500,000/yr
New AV tax		\$55,000/yr
iii. 7 Interstate pad-sites @ 3,000 SF each (assumed)(restaurants w/ B&W):		
New sq. ft.		20,000 SF
Capital investment (CI)		\$5,000,000 CI
New businesses		6
New jobs		140
New ST		\$250,000/yr
New AV tax		\$22,000/yr

'3.b. Summary - 200,000 SF, 440 jobs, \$41,000,000 CI.

4. GRAND TOTAL - 317,000 SF, 705+ jobs, \$60,000,000 CI.

b. New Sales tax (est.) - \$1,300,000 (est.)

c. New AV tax (est.) - \$250,000 (est.)

Respectfully Submitted,

Dennis W. Clayton

Dennis W. Clayton, CEcD, AIA
Director of Economic Development



26,100+ City Population
 ♦ 35% Growth since 2000
 ♦ Fort Worth-Arlington MD /DFW MSA

**"The Western Gateway
Business Centre of the
DFW Metroplex"**

➤ **Established Regional Retail Center of Parker County:**
 S. Main St. & Interstate 20 - Exit 408.

- ♦ Wal-Mart SuperCenter, Home Depot & Office Max - NWQ.
- ♦ The Weatherford MarketPlace Center, SEQ - Lowe's, Target, Kohl's., BestBuy.
- ♦ Weatherford Ridge Shopping Center, NEQ - JCPenney, Belk, TJ Maxx.
- ♦ College Park SC - Super Save & Big Lots!; Main Street Plaza SC; Parker Plaza SC & Brookshire's; Albertsons/City Farmer's Market.

➤ **Weatherford Regional Medical Center & Santa Fe Dr. "Financial Corridor".**

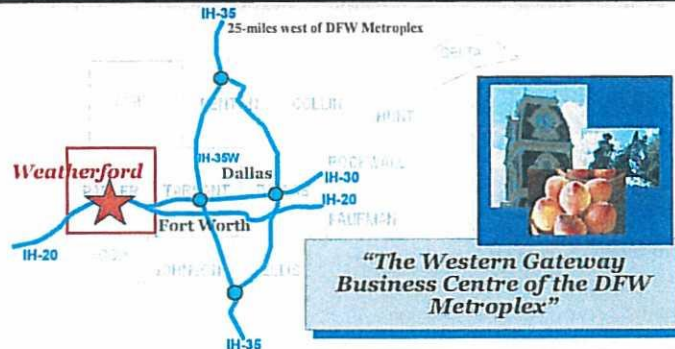
➤ **Historic Downtown Square, CBD/NEZ & York St. Districts** - Texas "Main Street" city.

➤ **Business/Industrial Parks:** 40-acre Hobson IP - shovel-ready at FM 920 & RWMH; 40 acre Weatherford Corporate Center - Fielder Dr.; 100 - acre Weatherford West - W. IH20, Exit 406.

City of Weatherford Economic Development

202 W. Oak St. • Weatherford, Texas 76086 • 817.594.9429 • Direct 817.598.4302

dclayton@weatherfordtx.gov;
 www.weatherfordtxeda.org



Downtown SEQ - 9 to 18,000 sf Re-development - Imperium - Holdings

Historic Downtown Square, CBD & York St. Districts - Texas "Main Street" city.

Oil Field Training Center

Business/Industrial Parks:
40-acre Hobson IP shovel-ready - W/PCEDC
40 acre Weatherford Corporate Center -under construction - Edge RE
100 acre Weatherford West (prelim-platting) - Ranger RE

Development Assistance/Incentives Available:
Retail - Industrial - Historic Downtown NEZ

The Emerging Retail Centre of the Western DFW Metroplex

- ◆ IH20 Retail & Commercial Sites Available!
➢ Exit 405 to Exit 410 - 5+ miles frontage
- ◆ Primary-TAD pop. 96,800+/571,500 Median HH; 15-mi DT.
- ◆ Secondary-TAD pop. estimated over 240,000^{WED/A} 564,800 Avg. HH; 26-mi DT.
- ◆ 59,000 County CLF: Population: City - 26,100; County - 120,000; 2000-2010 growth at 33-plus %

WEST INTERSTATE 20

Weatherford, Texas

Weatherford Economic Development
City of Weatherford
202 W. Oak St. • Weatherford, Texas 76086 • 817.594.9429
Direct 817.598.4302
dclayton@weatherfordtx.gov • www.weatherfordtxeda.org
Website Property Search: <http://weatherfordtx.gov/index.aspx?NID=914>

CITY OF WEATHERFORD
GUIDELINES AND CRITERIA
GOVERNING
TAX ABATEMENT AGREEMENTS

I. General Purposes and Objectives.

The City of Weatherford is committed to the promotion and improvement in the quality of industrial/business development in all parts of Parker County and the on going improvement in the quality of life for its citizens. Insofar as these objectives may be served by the encouragement of appropriate industrial and business start-ups/relocations or expansions, the City of Weatherford will consider providing tax abatements or other incentives on a case-by-case basis, to stimulate improved economic development in Weatherford. **No tax abatement will be considered for retail business, except by special consideration, qualification and specific approval for retail businesses located in the designated Historic Downtown Weatherford Neighborhood Empowerment Zone.**

The purpose of such tax abatements or other incentives is not to subsidize on-going operations; rather it is to offset some of industry's/business' start-up or relocation expenses and to make start-up/relocation or expansion within the City of Weatherford more economically attractive. Equally, the purpose is also to attract industries and businesses that will become good corporate citizens who pay their fair share, after the start-up/relocation or expansion becomes profitable.

It is the policy of the City of Weatherford that any incentive will be provided in accordance with the procedures and criteria outlined in this document. **Nothing herein shall imply or suggest that the City of Weatherford is under any obligation to provide any incentive to any applicant.** All applications shall be considered on a case-by-case basis.

II. Minimum Standards for Tax Abatement.

Any request for incentives shall be submitted to the office of the City Manager. The city Manager shall review and recommend the adoption or rejection of all applications. Their recommendation shall be based on an evaluation of the minimum, objective, and subjective criteria. The recommendation shall be forwarded to the City Council for final action unless the application is withdrawn.

To be considered eligible for tax abatement, the proposed project must meet the following criteria:

- A. Project involves a minimum increase in taxable assets or property value of at least \$250,000 and 10 full time Equivalent jobs, (amount of increase must be specified by the applicant), or the project exceeds 1,000 points as calculated under Section III, Objective Criteria.
- B. Project does not have any negative environmental impacts on the community.

III. Objective Criteria

Following is an objective scoring scale designed to evaluate a number of specific components common to all applicants. It assigns points based on comparable economic impact.

- A. How many existing jobs will be brought to Weatherford (i.e. job transfers)?
Assign 1 point per job.

- B. How many new jobs will be created within the City of Weatherford (i.e., new hires in the local economy)?
Assign 1 point per job.
- C. How much local annual payroll will be created?
Assign 1 point per \$15,000 of payroll.
- D. How much property tax base valuation is added?
Assign 1 point per \$10,000.
- E. Does the project designate an alternate electric service provider, other than the city municipal electric service provider? – Deduct 150 points.
- F. Does the City provide the engineering and construction for all or a shared-portion of any public improvements to the Project at no charge/or a shared-cost to the project owner and/or operator? – Assign [deduct] (-1) point per \$1,000 of the estimated dollar value of the public improvements provided by the City.

IV. Subjective Criteria

In addition to the objective criteria for which specific point values can be assigned, several additional considerations must be evaluated. The applicant is asked to respond in written narrative format to those items listed.

- A. What types and values of public improvements, if any, will be made by the applicant?
- B. Will the occupants of the project be owners or lessee? If lessee, are occupancy commitment already existing?
- C. Does, or can, the project meet all relevant zoning, subdivision and other legal requirements?
- D. What impact will the project have on other taxing entities? (schools, fire protection, streets, traffic and etc.)
- E. Are the new jobs to be created likely to be filled by the residents of Weatherford? (i.e., appropriate demographic profile)
- F. Does the project provide particular benefit to an economically distressed area of the City?
- G. Will the project compete with existing businesses to the detriment of the local economy?
- H. Will the project substantially increase the business opportunities of existing local supplier and contractors?
- I. How much local annual sales tax revenue will be directly generated?
- J. Is the project consistent with the Comprehensive Plan of the City of Weatherford?
- K. Will the project make a substantial contribution to redevelopment of the designated historic district of downtown Weatherford or any similar district in any city in the county by complementing or enhancing its historic nature?
- L. How will the project serve as a catalyst or magnet to attract or retain other high quality industrial/business development?
- M. How will the project serve as an example and catalyst for a significantly higher standard of development in terms of functional, visual, material quality, or image characteristics?
- N. Choice of electric service provider and service extension:
 - 1. If a project qualifies for, is approved for, and executes a tax abatement agreement; and if the City agrees to contribute to and/or provide all or a shared-portion of public improvements at city cost for a project;
 - a. The project owner and operator shall agree to receive its electric utility service from the city municipal electric service provider, for all of the PROJECT, throughout the term of the tax abatement agreement.

- (1) The project owner and operator shall also agree to receive electric utility service according to the most current City Electric Service Policy and the City's most current Utility Rate Ordinance.
 - (2) The City shall then agree to provide electric utility service to the Project from the city's existing electric service facilities to the Project's point of ownership.
 - (3) The City further agrees to provide the engineering and construction of all or a shared-portion of electric utility service to the Project at no charge to the project owner and/or operator. The degree of participation and the dollar value (all or a shared-portion) of the installed service infrastructure shall be determined by the City for each project.
2. If a project qualifies for, is approved for, and executes a tax abatement agreement; but constructs and funds all required public improvements for a project without any city participation, funding or refund, and; if the Project is in a dual-service electric provider area of the City, the project owner and/or operator may select an alternate electric service provider in accordance with state law.
 - a. This "choice" selection must be designated prior to the approval and execution of a tax abatement agreement,
 - b. The III. Objective Criteria, items E. & F. point basis will be adjusted accordingly.

V. Value and Duration of Tax Abatement Provided.

The minimum objective, and subjective criteria outlined in Sections II, III and IV above will be used to determine whether it is in the best interest of the City of Weatherford to offer tax abatement to a particular applicant. The degree to which the specified project meets the purposes and objective of the City of Weatherford as outlined above, the relative impact of the project, and the value of other incentives will all be used to determine the total value and duration of the tax abatement provided to any applicant, subject to the following guidelines:

- A. No tax abatement will be granted in an amount which exceeds the estimated costs to the City of Weatherford for support of the project, nor will any abatement be for a duration of more than 5 to 8 years or the maximum statutory limit as agreed to. As a general rule, no tax abatement will exceed the equivalent of a maximum of 30% for more than 5 to 8 years maximum. Projects that exceed 1,000 points and that are extremely meritorious may exceed the 30% maximum.
- B. Projects meeting the Minimum Standards for Tax Abatement (Section III) and achieving a point score exceeding 750 points on the scoring scale in the Objective Criteria (Section III) may be qualified for the maximum tax abatement defined above.
- C. Projects meeting the Minimum Standards for Tax Abatement, but achieving a point score of less than 750 points, may be considered for a tax abatement of less value and/or duration than the maximum, in proportion to their score.
- D. Projects which meet the Minimum Standards for Tax Abatement, but achieve a point score of less than 100 may be considered, if they contribute to specific economic development goals or purposes significantly and objectives outlined above, out of proportion to the size of the project.
- E. Determination of whether a tax abatement will be granted, as well as the value and duration of tax abatement, will be affected by the Subjective Criteria (Section IV) and the value of any other incentives and the City of Weatherford may choose to offer, including but not limited to: tax increment financing, industrial revenue bond financing, non-cash-value benefits, participation in infrastructure costs, waiver of fees or development requirements only as allowed by law, or any other incentive not prohibited by state or

federal law. The combined total value of tax abatement and other incentives cannot exceed the equivalent value of the maximum tax abatement as defined above.

- F. Terms of a tax abatement will be subject to negotiation within the above parameters on a case-by-case basis. Tax abatement formulas may be negotiated to allow maximum flexibility in addressing the unique concerns of each applicant and the changing economic conditions of the City of Weatherford. These formulas may be any combination of percentages and years of duration, but a larger percentage in the first few years of duration, which declines over the final few years can be arranged, so long as the total value does not exceed the equivalent of the value which might be considered on a straight line basis.
- G. Examples of abatement offered: (% and years may vary by project)

<u>POINTS</u>	<u>YEARS</u>	<u>% ABATEMENT</u>
100	3	20
250	5	20
500	7	25
750	5 to 8	30

VI. Procedural Guidelines

Any person, organization or corporation desiring that the City of Weatherford consider providing economic development incentives to encourage location or expanded operations within the City shall be required to comply with the following procedural guidelines. Nothing within these guidelines shall imply or suggest that the City of Weatherford is under any obligation to provide any incentive to any applicant.

- A. Preliminary Application Steps:
1. Applicant shall complete the following forms:
 - a. Application for Economic Development Incentive
 - b. Economic Development Incentive Objective Criteria Worksheet
 2. Applicant should address all subjective criteria listed in Section IV in letter format.
 3. Applicant should provide a plat showing the precise location of the property, all roadways within 500 feet of the site, and all existing zoning and land uses within 500 feet of the site.
 4. If the property is described by metes and bounds, a complete legal description should be provided along with a legally subdivided plat.
 5. Applicant should complete all forms and information detailed in items 1 through 4 above and submit to the City Manager.
- B. Application Review Steps:
1. All information submitted as detailed above will be reviewed for completeness, accuracy and the rationale for projections made. Additional information may be requested as needed.
 2. The application will be reviewed in light of the criteria for considering economic development.
 3. Copies of the complete application package and staff comments will be provided to other appropriate taxing entities.
- C. Consideration of the Application:
1. The Weatherford City Council will discuss the application and recommendations from the City Manager and all staff comments at a regular work session. If needed, a committee will be appointed to meet with the applicant and other governmental representative.
 2. At a subsequent regular City Council meeting all necessary legal documents will be considered for approval following evaluation of all relevant staff and City Council committee recommendations and reports.

3. If the economic development incentive under consideration is tax abatement, additional steps, including a public hearing, must be incorporated into the process. These procures are mandated by state law and are detailed in the Property Redevelopment and Tax Abatement Act (Section 312, Texas Tax Code).

VII. Execution of Agreement

Should the City Council determine that it is in the best interests of the City of Weatherford to provide economic development incentives to a particular applicant, a resolution shall be adopted declaring that under the guidelines and criteria established herein the application is eligible for economic development incentives. The resolution shall further authorize the Mayor of the City of Weatherford to execute a contract with the applicant governing the provision of the incentives.

Any agreement so adopted must include at least the following specific items:

1. Description of the type of incentive provided
2. Amount of the incentive
3. Method for calculating the value of the incentive
4. Duration of the incentive
5. Legal description of the property
6. Terms and conditions that applicant agrees to meet
7. Type, number and location of planned improvements.

VIII. Recapture

In the event that the facility is completed and begins producing goods and/or services, but subsequently discontinues such production for any reason excepting fire, explosion or other casualty or accident of natural disaster for a period of one year during the abatement period, then the agreement shall terminate and so shall the abatement of taxes for the calendar year during which the facility no longer produces.

In the event that the Company fails to complete the improvements or repairs described in the Agreement, within the designated time-frame for such, the Company shall repay to the City the property tax revenue lost or abated as a result of this Agreement for all initial years of this Agreement. The Company shall not be entitled to any part of the Annual abatement should the Company fail to remain in full operation for the full year.

Should the City of Weatherford determine that the company or individual is in default according to the terms and conditions of the abatement agreement, the City of Weatherford shall notify the company or individual, in writing, at the address stated in the agreement, and if such non-compliance is not resolved within sixty (60) days from the date of such notice, then the agreement shall be terminated.

In the event the company or individual:

- A. Allows its ad valorem taxes owed the City of Weatherford or affected jurisdiction to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or
- B. Fails to meet, in a timely manner, annual Hazardous Chemical reporting requirements and other regulations as set forth in SARA Title III – Emergency Planning and Community Right-to-Know Law (Public Law 99-499), and the Texas Hazard Communications Act, and all applicable federal, state and local regulations, or
- C. Fails to complete the improvements or repairs described in the Agreement, within the designated time-frame for such, or

- D. Violates any of the terms and conditions of the abatement agreement and fails to resolve such violations within sixty (60) days from the date of written notice of such violations, the agreement then may be terminated.

IX. Administration

The Chief Appraiser of the County Appraisal District shall, as a normal consequence of his duties, annually determine an appraisal of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the assessor with such information as may be necessary for the abatement, including the number of new or retained employees associated with the facility. Once the value has been established, the Chief Appraiser shall notify the affected jurisdictions which levy taxes of the amount of the appraisal.

The agreement shall stipulate that employees and/or designated representatives of the City of Weatherford will have access to the re-investment zone during the term of the abatement agreement to inspect the facility to determine if the company or individual is in compliance with the terms and conditions of the abatement agreement. All inspections will be made only after notification of not less than twenty four (24) hours and will only be conducted in such manner as not to unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with the one or more representative of the company or individual present and in accordance with the company's safety standards.

Upon completion of construction, the City of Weatherford shall annually evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations to the City Council and City Attorney.

To the extent permitted by law, all proprietary information required by the City of Weatherford for purposes of monitoring compliance by the company with the terms and conditions of a abatement agreement shall be considered confidential.

X. Assignment

Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of the City Council subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with the City of Weatherford.

The expiration date of the new contractual agreement shall not exceed the termination date of the abatement agreement with the original owner and/or lessee.

No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee are liable to the City of Weatherford or any affected taxing jurisdiction for outstanding taxes or other obligations

Approval of a transferred and assigned agreement shall not be unreasonably withheld.

XI. Sunset Provision

The "Guidelines and Criteria" are effective upon the date of their adoption and will remain in force for two years, at which time all re-investment zones and tax abatement contracts created pursuant to its provision will be reviewed by the City Council of the City of Weatherford to determine whether the goals of the abatement program have been achieved. Based upon that review, the "Guidelines and Criteria" may be modified, renewed or eliminated.

This policy is exclusive of existing industrial district contracts and owners of real property in areas deserving of special attention as agreed by the affected jurisdictions.

Prior to the date for review, as defined above, the "Guidelines and Criteria" may be modified by a three-fourth vote of the City Council as provided for in the Texas Property Redevelopment and Tax Abatement Act.


PASSED AND APPROVED THIS 13 Day of May, 2014.

CITY OF WEATHERFORD



Dennis Hooks, Mayor

ATTEST:


Malinda Nowell, City Secretary

CITY OF WEATHFORD
ECONOMIC DEVELOPMENT INCENTIVES
OBJECTIVE CRITERIA WORKSHEET

A. How many existing jobs will be transferred to the City of Weatherford?

_____ X 1 = _____

B. How many new jobs will be created within the City of Weatherford?

_____ X 1 = _____

C. How much local annual payroll will be created?

Annual Payroll = \$_____

Annual Payroll divided by \$15,000. = \$_____

D. How much real property is being transferred from Agricultural Production Value to Market Value on the property tax roll?

Total Value = \$_____

Total Value divided by \$10,000 = \$_____

E. Does the project designate an alternate electric service provider, other than the city municipal electric service provider?

"Yes" - Deduct 150 points; "No" - Deducted "0" (-0) points.

F. Does the City provide the engineering and construction for all or a shared-portion of any public improvements to the Project at no charge/or a shared-cost to the project owner and/or operator?

Estimated dollar value (all or a shared-portion) of the public improvements provided by the City = \$_____ (1)_____.

\$_____ (1)_____ / \$1,000 = \$_____ X (-1) point = (- points [deducted])

G. What is the estimated value of new buildings to be constructed?

Building Value = \$_____

Building Value divided by \$10,000 = \$_____

H. What is the estimated value of personal property (furniture, fixtures and equipment) to be added to the tax roll?

Personal Property Value = \$_____

Personal Property Value divided by \$10,000 = \$_____

TOTAL POINTS ASSIGNED: _____

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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EXECUTIVE DIRECTOR'S REPORT - May 2014

Weatherford Economic Development,

Dennis W. Clayton, CEcD, AIA - Director

Weatherford

EDB



**Weatherford
Economic
Development
Board**

Economic Development Dept.
City of Weatherford, TX

Business Leadership Committee (BLC) – May 7: WEDD reports, March (Apr) Key

EI; New developments: 2 dwntwn NEZ projects, RWMH Loop OPEN!, Retail TAD study report, need for subdivision dev.; **Wfrd DFW Commercial RT Lunch** – May 29TH, co-host w/ Weir Assoc.– engineers (Arlington) – Growth and Development opportunities; and **local customer/business pulse. Meeting: 6 volunteers and 1 staff.**

Development Activities:

A. Industrial:

1. 100K SF/9 ac. net IP WH expansion: a) 11.5 ac replat survey and topo to owner architect/engineer, b) 11.5 ac draft RE contract metrics and Terms & Conditions to draft; c) 17.6 ac gross replat survey proof & review to WEDA & owner (attrny).

B. Retail:

1. 05/13 CC Exe Session: 2.5K SF, \$160K dwntwn NEZ eco dev agreement; b) 4K SF, \$200K North Side NEZ eco dev agreement approved.
2. 2014 Weatherford TAD – “Trade Area Delineation Study” to DFW Comm-RE developer for ICSC-RECON Trade show (5/18 et al).
3. 100K SF box site search due-diligence: a) TAD & STCL data to broker, b) IH20 WB ramp needs review with CTIP Dir., c) esri secondary/regional retail trade area metrics – pop. & HH income, d) RE agent site due-diligence meeting with 2 prospects.

C. Commercial:

1. Groundbreaking – 26K SF IP Rehab Hospital at Eureka St., \$5MM, 100+ jobs; a) GB invitation to WEDB, CC, CMO/CSO, BLC, b) estimate of utility service costs – Tx Gas and WE!, c) est. power consumption from energy analysis.
2. 1.0K SF (co-tenant/exe suite[?]) alt-health services; a) landlord response & RE options, b) schedule site visit/tour 06/04.

E. Existing business exp/reloc:

1. 25K SF/3-5 ac. CNC machine shop exp/reloc.: a) IP 5.8 ac For Sale contact [2], b) N. RWMH Loop & Fielder Rd site options with RE agent.

Weatherford Star-Telegram

Wednesday, June 4, 2014

www.weatherfordtelegram.net

Volume 8, Number 35

Weatherford Rehabilitation Hospital breaks ground

By Lance Winter

lwinter@star-telegram.com

"It's been a long haul," said Mark Harris, chief executive officer of Maxim Management Group, as ground was broken on a new rehabilitation facility in Weatherford.

"It's been more than a year-and-a-half coming together to make this happen," he said to a crowd of dignitaries on Thursday.

With dirt work underway at the former site of the Parker County American Legion, 703 Eureka Street, construction will soon begin on the first free-standing inpatient

rehabilitation hospital in Weatherford.

The 27,000 square foot hospital will add 26 beds to the network of inpatient rehabilitation facilities throughout Texas and Louisiana owned and operated by Maxim Management.

"It's been a fun and educational process," Harris said. "We are excited to be bringing a state-of-the-art inpatient rehabilitation hospital to Weatherford."

In a press release, Harris said patients had to travel to Fort Worth for this type of care in the past so there was a great need for a local

facility like this, especially with the growing population of seniors.

"Weatherford Rehabilitation Hospital will offer patients comprehensive medical rehabilitation services, including physical, occupational, respiratory and speech therapy. Patients will also be able to receive care for a variety of conditions, such as a stroke, brain injury, spinal cord injury, amputation, and many other debilitating disorders," he added.

The hospital will have 120 people on staff and is less than half a mile from the Weatherford Regional



Several dignitaries from Weatherford, including the Weatherford Chamber of Commerce, turned out for the ground-breaking ceremonies of Weatherford Rehabilitation Hospital Thursday.

Weatherford
Star-Telegram/Renee
Alexander

Hospital

Continued from 1A

tive Director of the Weatherford Economic Development Authority said they are excited to see the start of construction on the new healthcare facility.

"This new inpatient rehab hospital will add a needed specialty-service to our local healthcare resources," Clayton said. "The Economic Development Board and city council are pleased to have worked with Maxim and help facilitate this new project. The economic impact of the project is sig-

nificant with the new construction, redevelopment of an existing site, and over 100 new well paid healthcare jobs."

About Maxim Management Group

Maxim Management Group of Texas is led by an executive team with extensive personal experience in all phases of the specialty



Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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6. Citizen Comments on Non-Agenda Items. Residents may address the Board regarding an item that is not listed on the agenda. Residents MUST complete a registration card and provide their name and address.

The Board requests that comments be limited to three (3) minutes. The Texas Open Meetings Act provides the following: If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: A statement of specific factual information given in response to the inquiry; or A recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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7. Executive Session - Pursuant to Chapter 551, Texas Government Code, VTCS, (Open Meetings Law): A. In accordance with the authority contained in Section 551.087- Deliberations regarding economic development negotiations – a) Imperial Construction, Inc.

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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'9. Set date, time, and place of next meeting -Thursday, July 17, 2014 –
(Third Thursday), 9:00 AM, City Council Chambers.

Weatherford Economic Development Board
Weatherford Economic Development Authority, Inc.
Board Meeting
Agenda Item

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Adjourn.